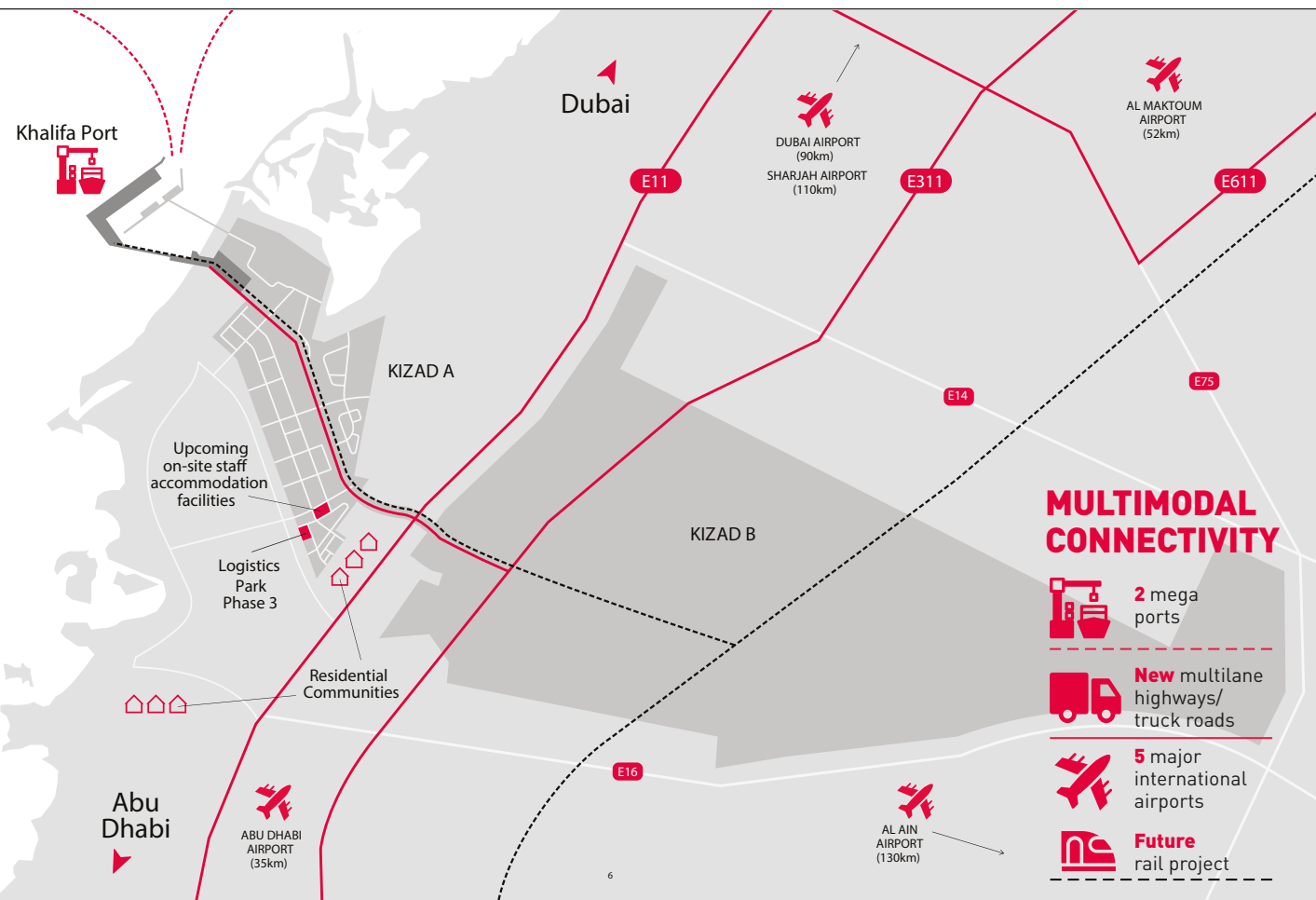


# THE LOGICAL CHOICE

Exploring the benefits that KIZAD's Logistics Park can provide businesses and the unique buy or lease options being made available at its Phase 3 expansion

**K**IZAD Logistics Park is the region's advanced centre for storage, distribution and third-party logistics services to serve major markets in the Middle East, Africa and South Asia. The multi-phased development allows for unit sizes and designs to match the growing requirements of your business.

Phase 1 and Phase 2 of KIZAD Logistics Park are almost completely leased out. Phase 3, now in its final stages of development and readying for launch in July this year, consists of 78 modular warehouse units of varying sizes totalling 44,096m<sup>2</sup>



## MULTIMODAL CONNECTIVITY

- 2 mega ports
- New multilane highways/truck roads
- 5 major international airports
- Future rail project

## HOW CAN PHASE 3 HELP YOUR BUSINESS?

### CUSTOMER FOCUSED SPECS

- Ample electricity for air conditioning and cold storage
- Docked roller shutter loading doors
- Dedicated parking spaces for trucks and cars
- Loading ramp with roller shutter door
- Mezzanine office, kitchenette and toilet facilities
- Each unit gets a dedicated loading area
- Integrated fire alarm and sprinkler systems
- 7-metre clear height to eaves
- 20Kn/m<sup>2</sup> floor loading
- 1.3m raised floor level

### PORT INFRASTRUCTURE & TRAFFIC GROWTH

- From 2.5m TEU to 9m TEU in next 5 years
- Upcoming liquid terminal
- First semi-automated port in the region
- Terminals for containers, RORO, general cargo and breakbulk cargo

### TYPES OF UNITS

Pre-built warehouses in KIZAD Logistics Park Phase 3 are designed to be fully flexible combinations, made available in terms of size, layout and specifications



#### SINGLE UNITS

Different unit areas of standard units  
440 m<sup>2</sup> | 605 m<sup>2</sup> | 756 m<sup>2</sup> | 880 m<sup>2</sup> | 1210 m<sup>2</sup>



#### BACK-TO-BACK UNITS

Modular units that provide flexibility to combine back-to-back units to match requirements. Combination results in larger gross area and faster loading operations



#### MULTIPLE UNITS

Businesses can choose any number and combination of warehouses depending on their business operations



#### FULL BUILDING

Full buildings of up to 13,200m<sup>2</sup> are available for businesses with large-scale operations

#### Benefits that units provide

- Each unit is carefully designed to be efficient for the installation of investors' storage or racking system
- Units can be chosen with offices and loading access at the same end of the building or at opposite ends to suit investors

**200,000m<sup>2</sup>**

The area covered for pre-built facilities

### BUY OR LEASE

Investors have the options of either buying or leasing the warehouse units in KIZAD Logistics Park Phase 3.

#### Buy

The buy option gives the investors long-term right – for up to 30 years – to use the facility for a one-time lump sum payment. Through the buy option, investors can have long-term assurance and predictability of their business. It gives better control on their business and results in long-term financial benefits

#### Lease

Investors can also choose more flexible short-term leasing options. The leasing option helps to reduce the initial capital investment in the business and helps more flexibility in scale of operations